TABLE OF DIMENSIONAL CONTROLS FOR A "PUBLIC BENEFIT SPECIAL PERMIT RESIDENTIAL DEVELOPMENT*: HEIGHT OF PROPOSED DWELLINGS ON LOTS "A" THROUGH "G": THE HEIGHTS OF THE PROPOSED DWELLINGS SHALL COMPLY WITH THE REGULATIONS ESTABLISHED IN SECTION 135-39 OF THE TOWN OF LEXINGTON ZONING BY-LAW. **IMPERVIOUS SURFACES:** MAXIMUM PERMITTABLE ON THE SITE AS A WHOLE= 45,166 SF IMPERVIOUS SURFACES WITHIN PROPOSED DEVELOPMENT: • PAVED SURFACE OF PROPOSED COMMON DRIVE= 9,019 SF • PROPOSED CURBING ALONG COMMON DRIVE= 830 SF • FOUNDATION OF EXISTING DWELLING @ 71 EAST STREET= 1,512 SF • FOUNDATION OF EXISTING DETACHED GARAGE= 636 SF • FOUNDATION OF EXISTING BARN= 760 SF • EXISTING WALKWAYS, STEPS, AND CONCRETE PADS ASSOCIATED WITH THE EXISTING DWELLING THAT ARE PROPOSED TO REMAIN= 207 SF • PROPOSED REAR PATIOS AND REAR WALKWAYS (400 SF/LOT)= 3,600 SF • FOUNDATION FOR PROPOSED DWELLINGS (LOTS A THROUGH G), PROPOSED EXPANSION

TO THE FOUNDATION OF THE BARN ON LOT H, PROPOSED DRIVEWAYS

(LOTS A THROUGH I), PROPOSED WALKWAYS, PATIOS, SHEDS, ETC. (LOTS A THROUGH I)

=28,602 SF (TO BE DISTRIBUTED AMONGST AFOREMENTIONED LOTS)

TOTAL IMPERVIOUS SURFACES= 45,166 SF

NOTE: THE PROPOSED POROUS FOOTPATH HAS NOT BEEN INCLUDED IN THE TOTAL PROPOSED IMPERVIOUS SURFACE CALCULATIONS.

COMMON OPEN SPACE:

• MINIMUM REQUIRED= 60,540 SF (33% OF TOTAL AREA OF SUBJECT PROPERTIES) TOTAL PROPOSED OPEN SPACE= 63,543 SF

GROSS FLOOR AREA:

• MAXIMUM PERMITTABLE= 43.200 SF

NOTE: SEE PROOF PLAN (SHEET 10 OF 10) FOR ACTUAL CALCULATIONS PERFORMED TO ESTABLISH MAXIMUM PERMITTABLE QUANTITIES OF IMPERVIOUS SURFACES, GROSS FLOOR AREAS, AND MINIMUM REQUIRED COMMON OPEN SPACE

CHORD TABLE:

<u> </u>			
	LABEL:	LENGTH:	BEARING:
	C1	60.03'	S32 51 '59"W
٠,	C2	36.70'	S60°54'20"W
	C3	18.01'	S81*15'30"W
	C4	<i>52.57</i> '	N5913'40"W
	C5	48.17°	N2°28'05"W
	C6	69.21'	N65°19'08"E
	CZ	5.79°	S80°04'44"E
	C8 .	<i>37.16</i> ′	N5017'01"E
	C9	2.70'	N24°34'03"E
٠.	C10	16.37'	N17'32'40"E
	C11	13.83	S77 ° 05'13"E
	C12	40.00°	S78*07'07"E
	C13	103.63'	S80 ° 52'34"E
	C14	9.66'	N23°13'06"E
	C15	32.32'	N13 * 56'49"E

LEGEND:

	PROPERTY LINES
	PROPOSED BUILDING ENVELOPE PERIMETER BUILDING SETBACK LINE
	LIMIT OF ZONING TRANSITION AREA
N. T. S.	NOT TO SCALE
N. 7.3. SF	SOUARE FEET
A.C.	ACRE
TYP.	TYPICAL
FND	FOUND
P/S	PLUMB AND SOLID
<u>IR</u> 0	IRON ROD FOUND
_	CONCRETE BOUND TO BE SET
⊡ S.B. /D.H.	STONE BOUND WITH DRILL HOLE FOUND
ROW	RIGHT OF WAY
N/F	NOW OR FORMERLY
A.G. GRAN.	ABOVE GRADE
B.G.	GRANITE BELOW GRADE
<i>D.</i> G.	DELOW GRADE
化基础设施 医阴道 计通过 经国际股份的	PROPOSED EASEMENTS
, , , , , , , , , , , , , , , , , , ,	

I DECLARE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

FOR REGISTRY OF DEEDS USE ONLY

EOR MERIDIAN ASSOCIATES, INC.

LEXINGTON PLANNING BOARD

DATE:

LOT . AREA= 68 17' 10,062±SF 113.49' WOOD FRAME S7<u>6'49'</u>20 WOOD FRAM DWELLING 25.0° 两形。 DWELLIN MITCHELL J. FELDMAN & 10.0'--ANDREA J. FRIBUSH DEED BOOK 24170, PAGE 192* PLAN NO. 828 OF 1973* IR CAP P/S L=9.66' S80'26'32"E 25.0 ASSESSOR'S MAP 63, LOT 111B FND 0.2' A.G. E(MAIL) \approx 12,560±SF 8,994±SF 0.23' 107.85 ERIC H. & JOAN CARLSON IR CAP P/S S78°44'37"E (TYP) REGISTRATION BOOK 1287, PAGE 66* FND 0.2' A.G. L_____. LAND COURT PLAN NO. 18397-E* 120.47 ASSESSOR'S MAP 62, LOT 5 A AREA= **DETAIL:** S80°26′32″E 5,644±SF -PERIMETER BUILDING (N.T.S.) SETBACK LINE (TYP) 25.0' LOT C (TYP) 8,876±SF 12.250±SF (SURVEY TIE LINE) 4"x4" S.B./D.I PERIMETER BUILDING-SETBACK LINE S80°04'19"E FND FLUSH _____ -L=15.00' \ 118.04' 136.78 R=100.00'-S79*45'34"E 4"x4" S.B./D.H FND 0.3' B.G. 95.39' R=100.00'-PARCEL 1 S77<u>35'</u>49"E 5⁄8" IR FND _R=53.00' 19,957±S.F. 0.3' A.G. 15,277±SF **LOT F**AREA=
12,293±SF NORMAN B. & DOROTHEA L. STETSON REGISTRATION BOOK 1019, PAGE 137* LAND COURT PLAN NO. 18397--E* ASSESSOR'S MAP 62, LOT 139 -L=18.09' 4"x4" S.B./D.H. FISK COMMON CONDOMINIUM LOT E DEED BOOK 13356, PAGE 227* FND 0.7' B.G. PLAN NO. 1389 OF 1977* _ -- -- ---PARCEL 2 ASSESSOR'S MAP 63, LOT 113A 14,000±SF 0.25 OPEN SPACE AREA = 63,543±S.F. **DETAIL:** 107.77 -PERIMETER BUILDING (N.T.S.) SETBACK LINE PROPOSED DRAINAGE-10' WIDE-EASEMENT #2 (8,135±SF) TRANSITION AREA (TYP) 4"x4" S.B./D.H. FND 0.2' B.G. RECORDED LAND 4"x4" S.B./D.H. FND 0.2' B.G. REGISTERED LAND CHAIN LINK FENCE FND 0.7' B.G. TIEN-LAN CHANG & I-HWA SHIÙE REGISTRATION BOOK 1222, PAGE 134* KAMRAN & MARJAN KAMALI TAVANGAR LAND COURT PLAN NO. 18397-E* REGISTRATION BOOK 1355, PAGE 71* ASSESSOR'S MAP 62, LOT 3 A LAND COURT PLAN NO. 18397-E* ASSESSOR'S MAP 62, LOT 140 GRAPHIC SCALE SCALE: 1"=40'

"THIS PLAN IS SUBJECT TO A CERTIFICATE OF ACTION DATED _____

"THIS PLAN IS SUBJECT TO A SPECIAL PERMIT DATED .

NORBERT S., JR

DWELLING

6"x6" S.B./D.H.

FND 0.5' A.G.

(PUBLIC - 50' WIDE - 1946 COUNTY LAYOUT)

3 | L=13.83'-

PROPOSED DRAINAGE-

EASEMENT #1 (1,850±\$F)

S7<u>6°49</u>'20"E

182.52'

☐ 6"x6" S.B. /D.H.

P/S 0.2' A.G.

OR=946.76'

L=0.15'

6"x6" S.B./D.H.

P/S 0.2' A.G.

(N.T.S.)

N76 49'20"W

CLERK OF THE TOWN OF LEXINGTON,

DATE

MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LEXINGTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THE OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING TWENTY DAYS NEXT AFTER SUCH RECEIPT AND

RECORDING OF SAID NOTICE.

TOWN CLERK

EDWIN HUNTERSON

HENRIE, II

& LESLIE H.

N76'49'20"W

PROPOSED UTILITY-

EASEMENT (7,453±SF)

EAST

WILCOTT-HENRIE

TRICIA A. UNGER

JIANMING YIN &

HANLAN LIU

STREET

BOUND (TYP-SEE NOTE 7)

PROPOSED CONCRETE

R=1495.00'

L=40.00°

DWELLING .

L = 157.48

C13

R=1495.00' L=103.65

- ABUTTING PROPERTY BUILDINGS

AND SITE FEATURES COMPILED

USING TOWN OF LEXINGTON GIS

PLANS (TYP)

6"x6" S.B./D.H.

6"x6" S.B./D.H.

FND FLUSH

FND FLUSH

1 = 45.62

6"x6" S.B. /D.H.

DETAIL: \$84.36.2

FND FLUSH

(N.T.S.)

REVISIONS

DESCRIPTION

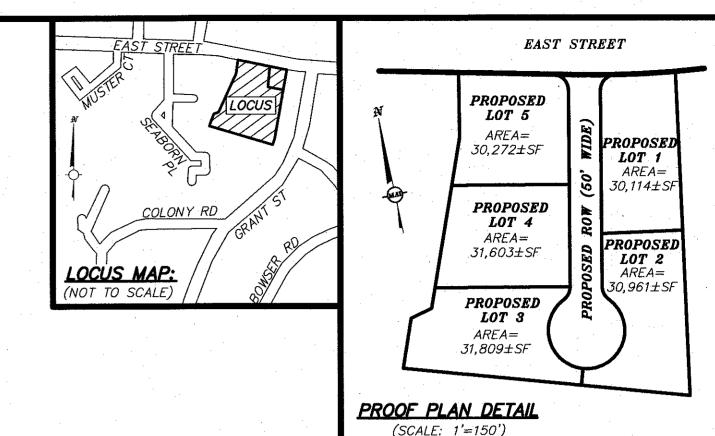
ENGINEERING MEMO (9/20/11)

DWG. No. 5322DEF-EPL

XREF: 5322-REC | NO. | DATE

10/12/11 PER PB MEMO (9/14/11) & TOWN ACC BWT

BY CHK'D



RECORD OWNERS:

71 EAST STREET:
KEELER REALTY TRUST
PAUL R. KEELER III, TRUSTEE
11 EAST WALNUT STREET, UNIT 11
MILFORD, MA 01757
DEED 26635, PAGE 70*
PLAN No.723 OF 1949*
ASSESSOR'S MAP 62, LOT 7

79 EAST STREET: PBK NOMINEE TRUST

PBK NOMINEE IRUST PAUL R. KEELER III, TRUSTEE 11 EAST WALNUT STREET, UNIT 11 MILFORD, MA 01757 DEED 32087, PAGE 498* ASSESSOR'S MAP 62, LOT 6

APPLICANT:

SHELDON CORP. TODD CATALDO 121 MARRETT ROAD LEXINGTON, MA 02421

REFERENCES:

- PLAN No. 723 OF 1949*
 PLAN No. 828 OF 1973*
 PLAN No. 1389 OF 1977*
 LAND COURT PLAN 18397—E
 1946 COUNTY LAYOUT OF EAST STREET*
- * DENOTES DOCUMENTS RECORDED AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS.

NOTES:

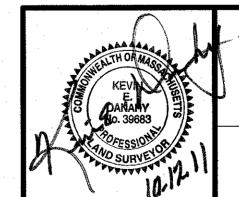
- 1. THE PURPOSE OF THIS PLAN IS TO COMBINE LOTS 6 AND 7 ON ASSESSORS MAP 62. TO CREATE PARCELS 1 AND 2, AND LOTS "A" THROUGH "I" AS DEPICTED HEREON.
- 2. THE LIMITED SITE DETAIL DEPICTED HEREON WAS OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC. BETWEEN JANUARY AND MARCH 2011. THE COMPLETE RECORD CONDITIONS OF THE SURVEYED PREMISES IS DEPICTED ON OTHER SHEETS CONTAINED HEREIN.
- 3. THE SUBJECT PROPERTIES DEPICTED ARE LOCATED IN THE RO DISTRICT (ONE FAMILY DWELLING).
- 4. THE SUBJECT PROPERTIES ARE DEPICTED AS LOTS 6 & 7 ON TOWN OF LEXINGTON ASSESSOR'S MAP 62.
- 5. THE SURVEYED PREMISES IS LOCATED IN FLOOD ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MAP NUMBER 25017C0404E DATED JUNE 4, 2010.
- 6. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; MERIDIAN ASSOCIATES, INC. DECLARES TO THE BEST OF OUR PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT NO SUCH EASEMENTS EXIST.
- 7. PROPOSED CONCRETE BOUNDS SHALL BE SIX INCHES SQUARE AND THREE FEET LONG WITH A ONE—INCH DEEP ONE—HALF—INCH DIAMETER DRILL HOLE IN THE TOP. BOUNDS SHALL BE SET IN BANK RUN GRAVEL AND SHALL BE SET FLUSH WITH THE FINISHED GRADE IN LOCATIONS DEPICTED ON THIS PLAN.
- 8. THERE IS TO BE NO LAND TO WHICH THE TOWN WILL BE GRANTED OWNERSHIP OTHER THAN ACCESS RIGHTS TO THE UTILITY EASEMENTS DEPICTED HEREON.
- 9. ALL PROPOSED DRIVEWAYS FOR EACH PROPOSED LOT SHALL BE LOCATED MORE THAN 5—FEET FROM A PROPERTY LINE.

71 & 79 EAST STREET

(ASSESSOR'S MAP 62-LOTS 7 & 6)

DEFINITIVE SUBDIVISION

(IN ACCORDANCE WITH SECTION 175-32F)



PROPERTY RIGHTS PLAN OF LAND
LOCATED IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR

SHELDON CORP.

SCALE: 1"= 40' DATE: AUGUST 17, 2011



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BEVERLY, MASSACHUSETTS 01915
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TELEPHONE: (508) 871-7030
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SHEET No. 3 OF 10

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PROJECT No. 5322